WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20110050132 DEEDWARR
Recvd: 08/16/11 09:22 2 pgs
Fees:13.00 Taxes:555.00
20110816-0063039

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Morgan	**Randall C. Morgan**	**MAP 105-13**
(NAME) **903 Lawrence Avenue**	(NAME) **903 Lawrence Avenue**	**PARCEL 305.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHASITY R. BELL-CHADWICK, LILLARD DAVIS JR., VALERIA DAVIS, VONZEL DAVIS AND TYRON DAVIS, HEIRS TO DOROTHY J. BELL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL C. MORGAN AND SHELTON MCELROY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the east 40 feet of Lot No. 11 and the west 10 feet of Lot No. 12 on the Map of Waldkirchs' Subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence Property as of record n Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 50 feet on the southerly side of Lawrence Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Dorothy J. Bell by Quitclaim Deed from Lillard Davis, Jr. and wife, Sharon D. Davis of record in Book 8059, page 675, Register's Office for Davidson County, Tennessee. The said Dorothy J. Bell having since died, intestate, survived by her children Chasity R. Bell-Chadwick, Vonzel Davis, Lillard Davis, Jr., Valeria Davis and Tyrone Davis, her sole surviving heirs at law.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 421, page 90, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **903 Lawrence Avenue, Nashville, TN 37204**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of August, 2011.

Valeria Davis
By: Robert Greene, Attorney in Fact (20110715-0054250)

Vonzel Davis
By: Robert Greene, Attorney in Fact (20110715-0065256)

Chasity R. Bell-Chadwick
By: Robert Greene, Attorney in Fact (20110715-0054248)

Lillard Davis Jr.
By: Robert Greene, Attorney in Fact (20110715-0054254)

Tyrone Davis
By: Robert Greene, Attorney in Fact (20110715-0054252)

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robert Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), sworn to be the person authorized to execute the foregoing instrument on behalf of Chasity R. Bell-Chadwick, Lillard Davis Jr., Valeria Davis, Vonzel Davis and Tyron Davis, the within named bargainors, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Chasity R. Bell-Chadwick, Lillard Davis Jr., Valeria Davis, Vonzel Davis and Tyron Davis.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2011.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Notary Public